



A lovely end Terrace 1960's style house with three bedrooms, lounge, kitchen/dining, modern shower room, solar panels, large garden, parking situated in a quiet neighbourhood close to local shops, parks, schools and amenities

54 Hamlin Gardens | Heavitree | Exeter | EX1 3AD





PROPERTY TYPE

Semi Detached House
Freehold



SIZE

915 sq ft



LOCATION

City



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

82 (B)



COUNCIL TAX BAND

B



in a nutshell...

- 1960's style End Terrace Home
- 3 Bedrooms
- Lovely Neighbourhood
- Close to City Centre
- Living Room
- Kitchen Dining Room
- SOLAR PANELS!
- Lovely Garden & Parking
- Modern Shower & Bathroom
- Good Schools





the details...

Located in Central Exeter, just a short distance away from Polsloe Bridge Train Station and sandwiched in-between three Green Park areas, ideal for families and dog walks. Close to local shops, amenities, public transport and schools.

This 1960;s style End Terrace Home has a lovely sunny Garden with the Living Room and Kitchen overlooking the rear and a open plan Dining area overlooking the front, with plenty of natural light throughout.

The ground floor also has a separate Cloakroom.

The first floor has three good size Bedrooms and a modern recently refurbished Bathroom with walk in Shower - very nice !

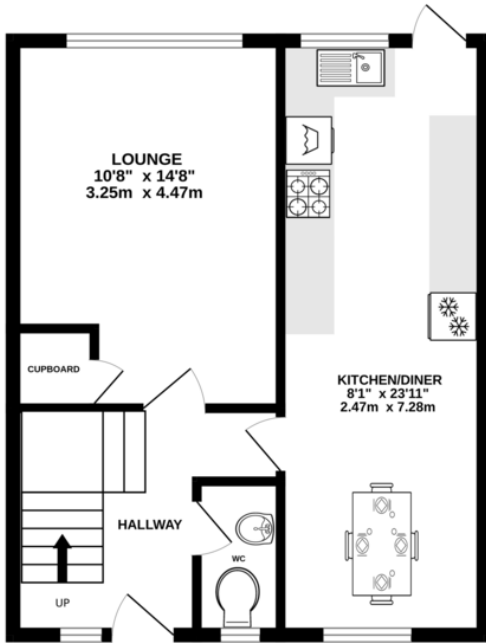
There is PVCu double glazing and gas central heating with the addition of leasehold Photovoltaic Solar Panels on the roof giving low cost electric provision to the house.

This lovely home is set back from the cul de sac with lawn Garden front and an enclosed lawn Garden to the rear with gate access to the Parking area.

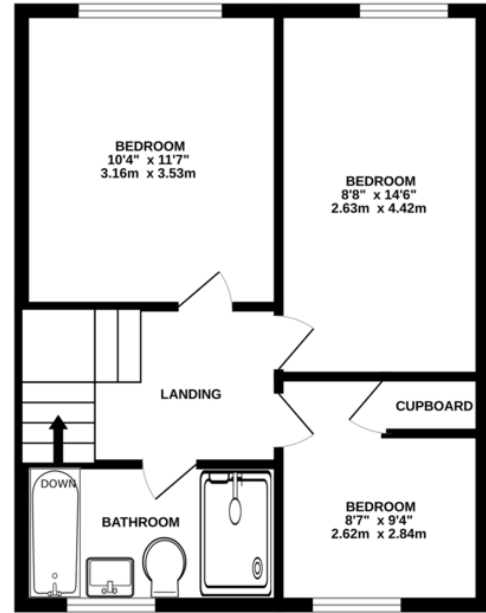


the floorplan...

GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



3 BED END TERRACE

TOTAL FLOOR AREA: 915sq.ft. (85.0 sq.m.) approx.

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the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

Shopping

Late night pint of milk: Co-op 0.7 mile

City centre: Exeter 1.8 miles

Supermarket: Morrisons 1.5 miles

Relaxing

Beach: Exmouth 10.1 miles

Park: Heavitree Park 0.7 mile

Exeter Golf and Country Club: 3.5 miles

Travel

Bus stop: Hamlin Gardens 0.1 mile

Train station: Polsloe Bridge 0.3 mile

Main travel link: M5 2.5 miles

Airport: Exeter 4 miles

Schools

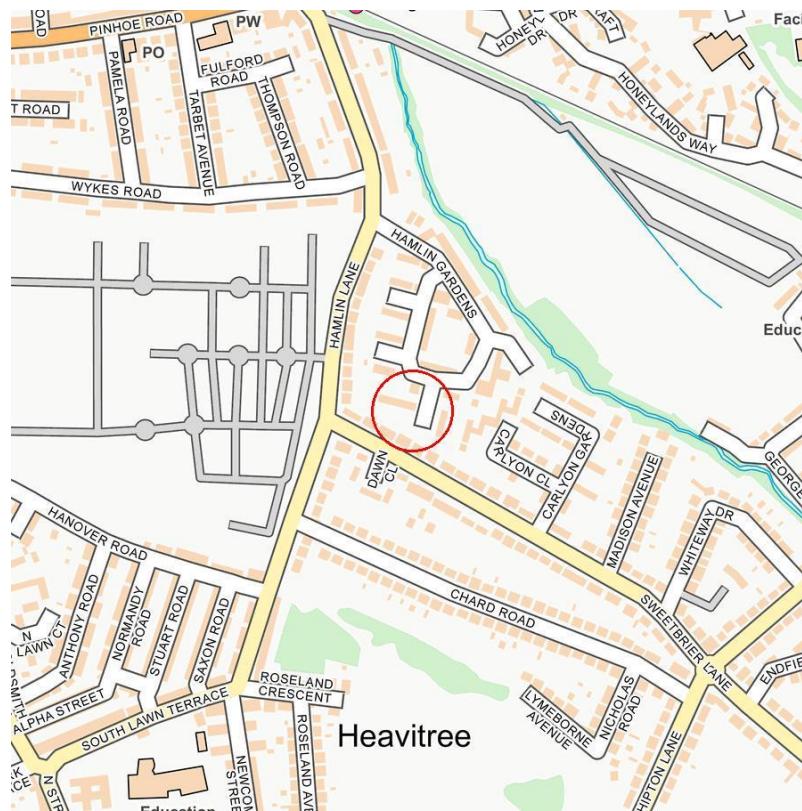
Stoke Hill Junior School: 1.5 miles

St Michael's Academy: 0.7 mile

Ladysmith Infant School: 0.9 mile

Exeter School: 1.3 miles

Woodwater Academy: 1.5 miles



Please check Google maps for exact distances and travel times.

Property postcode: **EX1 3AD**



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